



Waring Crescent. Aston Clinton, Buckinghamshire HP22 0AB

This beautifully presented five bedroom detached family home has been superbly improved by the current owners.



Entrance Hall

Entering the property you really get a feel for what is to come. The large, light and airy hallway has engineered wooden flooring, newly fitted wooden stairs with glazed panels leading up to the first floor, doors to both reception rooms, kitchen and the cloakroom.

Dining Room

The good sized dining room has a bay window to the front aspect with shutters, engineered wooden flooring and radiator.

Living Room

The large, light lounge has patio door to the rear aspect leading out on to the rear garden, engineered wooden flooring, bespoke fitted cupboards, radiator and an open fireplace with log burner.

Kitchen/Breakfast Room

The beautifully appointed kitchen boasts a good range of both wall and floor units with work surfaces over, breakfast bar, five ring gas hob with extractor above, sink and drainer unit, high level double ovens, built in appliances, centre island with breakfast bar to one side, tiled flooring, a bay window to the front aspect, french doors to the rear leading out to the landscaped rear garden, radiator and door to the utility room.



Utility Room

The re-designed utility room has a good range of both wall and floor units with work surfaces over, single door to the rear aspect and the boiler room to the rear.

Cloak Room

The cloakroom has a window to the front aspect, W/C, Wash hand basin and a radiator.

First Floor Landing

With the stairs rising from the ground floor the open landing has doors to all bedrooms, family bathroom, radiator and carpeted flooring.

Master bedroom

The master bedroom has carpeted flooring, a window to the front aspect, part wood paneled walls, door to the en-suite and a radiator.

En-suite to Master

There is a window to the side aspect, large shower, w/c, wash hand basin and a heated towel rail.

Bedroom Two

The second bedroom has a window to the rear aspect, carpeted flooring, radiator, wood paneling to one wall and a door to the en-suite.

En-suite to Bedroom Two

With a shower cubicle, w/c, wash hand basin, window to the rear aspect and a heated towel rail.

Bedroom Three

The third double bedroom has a window to the front aspect, fitted wardrobes, carpeted flooring and a radiator.

Bedroom Four

The fourth bedroom, also a double has a window to the rear aspect, carpeted flooring and a radiator.

Bedroom Five

The fifth double bedroom has a window to the front aspect, fitted wardrobes, carpeted flooring and a radiator.

Main Bathroom

The main bathroom has a four piece bathroom suite comprising of a bath with mixer tap, separate shower attachment, vanity unit with w/c and wash hand basin, a large walk in shower cubicle, tiled walls and floor, heated towel rail and a window to the rear aspect.

Garage

The garage has been superbly converted into the most amazing entertaining space. Boasting bifold door that lead out to the decked area there is a bar area, wood effect flooring, and a fully boarded loft space.

External

To the front of the property there is well established mature planting that wraps around the front and side of the property. The outlook is open to paddocks to the front and open countryside beyond. There is driveway parking for multiple cars to the side. The rear garden has been landscaped to give you well throughout useable garden for the whole family to enjoy. With a decked area perfect for entertaining has a kitchen and BBQ area, lawn, patio, well planted borders and raised beds provide a splash of colour in those warm summer months. To both





sides of the property there is are small areas that currently have a storage shed, bin store and vegetable patch.

Location

The property is situated in the village of Aston Clinton, at the foot of the Chiltern Hills. Aston Clinton has lots to offer, with walks directly linking to the surrounding fields, canals and woodland beyond, a village shop, a choice of public houses, restaurants, doctor's surgery and dentist. There are numerous clubs and activities, including good sporting facilities at Aston Clinton Park. The nearest market town is Tring, which offers a comprehensive range of shopping facilities, including Tesco and Marks & Spencer food hall.

Leisure - In keeping with the rural aspects of this picturesque location, sporting activities are diverse and include horse riding, cricket, bowls, football, golf and tennis.

Nearby Interests - Aylesbury offers a comprehensive programme of entertainment for old and young at its recently opened Waterside Theatre, whilst High Wycombe has the 1000 seat Swan Theatre. Many of the country homes of Buckinghamshire and Hertfordshire also offer concerts and picnics within their grounds during the



summer months. Whipsnade Zoo in Dunstable is within driving distance. The bright lights of London are under an hour for those wishing to take in a West End show or enjoy a day out sight seeing.

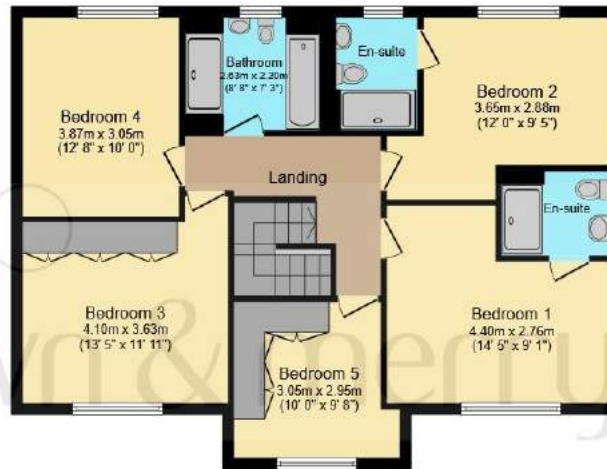
Schooling - Aston Clinton School (0.8 miles)
 Goldfield Infants' and Nursery School (1.7 miles)
 Haydon Training Independent School (3.0 miles)
 Aylesbury College (5.1 miles)
 Buckinghamshire UTC (5.2 miles)
 Tring Park School for the Performing Arts (2.1 miles)
 Tring School (2.3 miles)

Train Links - Tring (3.6 miles) approximately 30 minutes to London Euston
 Wendover (2.9 miles) approximately 40 minutes to London Marylebone
 Stoke Mandeville (3.3 miles) approximately 45 minutes to London Marylebone
 Aylesbury (7.2 miles) approximately 50 minutes to London Marylebone



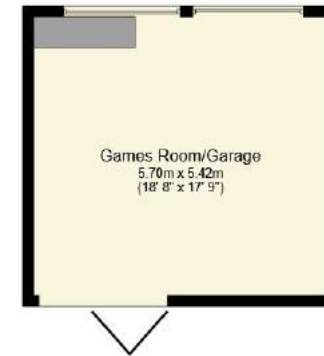
Ground Floor

Floor area 92.1 m² (991 sq.ft.) approx



First Floor

Floor area 89.2 m² (960 sq.ft.) approx



Outbuilding

Floor area 30.9 m² (332 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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welcome to

Waring Crescent. Aston Clinton, Buckinghamshire HP22 0AB

A substantial detached family residence with a bespoke finish throughout. With feature fireplace, re-designed kitchen and five double bedrooms its all set in landscaped gardens and countryside views.

Price

£880,000

- Five Bedrooms & Three Bathrooms
- Two Receptions Rooms
- Large Kitchen / Breakfast Room
- Bespoke Garage Room

Tenure: Freehold

EPC Rating: B



To find out more information or to arrange a viewing call

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